

REAL ESTATE & PERSONAL PROPERTY IN EMPORIA, KS

OPEN HOUSE THURSDAY 10/21 FROM 5-7PM

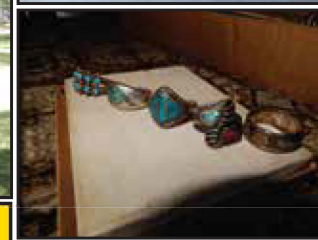
AUCTION

INVESTMENT PROPERTY

1:30 PM • SUNDAY, NOVEMBER 7, 2021

Property of Marie Moore

AUCTION LOCATION: 17 NEOSHO, EMPORIA, KS 66801



AUCTIONEER'S NOTE: Marie has been a long-time resident of Lyon Co, but has decided it's time to move south to Texas to be closer to family. We will sell Marie's house and many of her antiques and collectibles she has gathered over the years. This property has great potential for an investment property, fixer upper or a starter home. Come and take a look at the open house on Thursday, 10/21/2021 from 5-7m or call to set up an appointment. We look forward to seeing you at the auction!

OPEN HOUSE DATE:
Thursday, 10/21/2021
from 5:00 - 7:00pm

2020 TAXES: \$643.86

REAL ESTATE (will sell first at 1:30pm): If you have been looking for an investment property, a fixer upper or a starter home, then come and check out this cute bungalow! Built in 1910, this home offers 2 bedrooms, 1 bath and 704 sq ft. of living space. The home is situated on a nice, shaded lot with an oversized detached one car garage built in 1987. Come and make this property just like you want it. The roof was redone in 2012, has steel siding, is heated by a freestanding gas stove furnace, and will come with a gas cooking stove. The home is ready for some updates. Come and see how this property can work for you

TERMS: Earnest money due day of the auction will be \$5,000.00 made payable to Lyon Co Title. The balance will be due in full at closing which shall be on or before Tuesday, December 21, 2021, at which time buyer will receive appropriate Warranty Deed. Title insurance and title company closing fees will be shared 50/50 between buyer and the seller. 2021 taxes will be prorated to the date of closing. All inspections must be done prior to the auction. The property is sold in as is condition. Buyers must rely on their own knowledge or have inspections completed prior to the auction. Property is sold in present condition with no warranties or guarantees. All financing arrangements need to be made prior to the auction. All information has been gathered from Lyon Co sources and is deemed reliable but is not guaranteed. All announcements made day of the auction take precedence over any advertisements. 2% Cooperation Fee with Buyer's Agents, must register with auction company prior to the auction.

PERSONAL PROPERTY (will sell after the RE):

ANTIQUES & COLLECTIBLES: 1-gal Whiskey Bottle Full of Marbles; Metal Lawn Chairs x2; Blue Racer Wagon; Galvanized Wash Tubs, Buckets, Watering Cans; CASE & Fabre Pocket Knives; 1976 \$2 Bill; S-N-P Collection (Aunt Jemima & Uncle Moses Set); Coffee Hoosier Canister; John Deere Two-Cylinder Tractor Good Luck Token; Heart of the Flint Hills Chase Co Courthouse .999 Fine Silver Token; Misc Jewelry & Box (Sterling & Turquoise Rings); Lane Co Mallard Duck TV Lamp Planter; Vintage Postcards; Conch Shells; Vintage Covered Wagon Lamp; Retro Couch; Wall Mirror; Patio Table; Steel Planter; Bird Bath; Bushel Baskets; Burlap Insulated Cups; Military Blanket; Louis Lamour Books; Nesting Hens; Coors Ash Trays & Serving Tray; Wagner Cast Skillet; Misc Buttons; Cookie Jars (McCoy, Cats); Occupied Japan Figurines; Ceramic Horse, Lighted Peacock; Antique Locks; Switchblade Pen; Wurlitzer Folding Yard Stick; Yellow & Chrome Table; Royal Fleet Swan Light; Old Kentucky Scale;

LOCAL: Local Advertising (ESB Jewelry Box, Van Sickle Auction Rain Gauge, Anderson Cattle Co, Murphy Oil, Big Auto Parts Wood Tractor, East Central Monument Co, Fritz Brown Auctioneer, Toms Motor Co); Wooden Nickels; 1949 & 1951 Re-Echo Emporia High Yearbooks; Commemorative Plates (Olpe, Methodist Church, Emporia Centennial); Local Cook Books, Pens, Books, Yard Sticks; Belt Buckles (1988 Flint Hills Rodeo, 25th Anniv Hesston);

HOUSEHOLD & APPLIANCES: Kenmore Refrigerator; Rolling Walker w/ Seat; Computer Desk & Chair; DELL Computer w/ Windows 7 & Printer; 4-drawer Dresser; Several Metal Cabinets & Shelving Units; Folding Lawn Chairs; Card Tables; Blankets & Bedding; Cleaning Supplies; Misc Memorial Flowers; Totes; Pots & Pans; Sewing Supplies; Lots of Books; Utensils; Digital Picture Frame; Polaroid Camera; Office Supplies; Wood Table; Fans;

MOWER & TOOLS: MTD 22" Push Mower; Misc Tools (hammer, hatchet, file, socket set, pliers); Lawn Cart; Trash Cans; Step Ladder; Ext Ladder; Lawn Tools (rake, shovel, hoe, pruners, etc); Gas Cans; Tarps; Heater; Misc Coolers; Electrical Cords; Shop Vac; Live Trap; Hedge Trimmer; Zebco Fishing Poles; Misc Nuts & Bolts;

TERMS: Cash, approved check, or credit card with 4% processing fee on all credit card transactions. All statements made day of auction take precedence over advertisements. Owners and auction company not responsible for accidents or theft. Nothing removed until settlement has been made.

CHUCK MAGGARD
Sales/Auctioneer
Cell: 620-794-8824

HEIDI MAGGARD
In Office



OFFICE:
305 Broadway
Cottonwood Falls, KS 66845
Phone: 620-273-6421
Fax: 620-273-6425
Toll Free: 1-866-273-6421
griffinrealestateauction@gmail.com

